

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

April 16, 2009



Replat RP 07-25: proposed Replat in the Williamson Subdivision

SIZE AND LOCATION: 3.795 acres of land located on the southwest corner of South College Avenue and Williamson Drive in Bryan, Brazos County, Texas

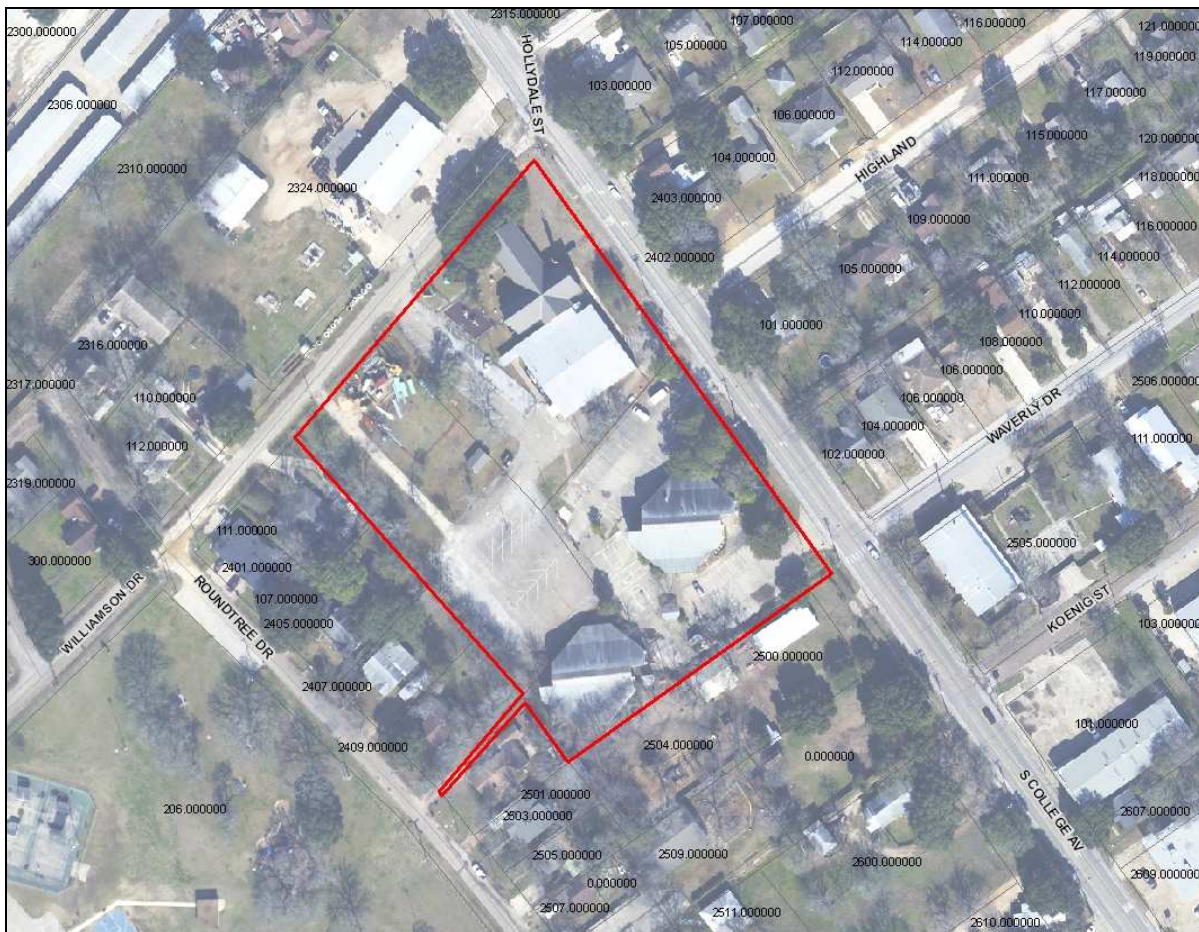
ZONING: South College – Business District (SC-B)

EXISTING LAND USE: church and private school facilities

APPLICANT(S): St. Michael's Academy

AGENT: Kerr Surveying, Inc.

STAFF CONTACT: Julie Fulgham, Project Planner



PROPOSED RESUBDIVISION:

With this replat, the applicants, St. Michael's Academy, are proposing to combine Lot 1 in Block 3, Block 2 and portions of an unimproved and abandoned street into one lot (Lot 1R). Proposed Lot 1R is approximately 3.795 acres in size. In addition, this replat formally dedicates 0.2 acres of additional right-of-way for South College Avenue.

The applicants are also requesting the release of a 6-foot wide public sewer easement that had been dedicated by separate instrument and currently extends from South College Avenue to the property's western boundary and bisects this property (case no. ER07-02). A sewer line located within that easement has been abandoned and a new sewer line has been installed along Williamson Drive, making this easement obsolete.

The easement release request is also scheduled for consideration by the Commission during its meeting on April 16, 2009. However, only the City Council can release public utility easements that were dedicated by separate instrument. The Council is tentatively scheduled to consider that request during its meeting on May 12, 2009.

RECOMMENDATION:

The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat, **subject to** the City Council's approval to release a 6-foot wide public sewer easement on this property, as requested with case no. ER07-02.